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AGRICULTURE PROFILE

CLOVERDALE DISTRICT

Province of British Columbia
Ministry of Agriculture and Food

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BRITISH COLUMBIA AGRICULTURAL REPORTING REGIONS

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This series of agricultural profiles was produced by the Policy Development and Economics Division, British Columbia Ministry of Agriculture and Food.

The report is descriptive, and includes statistical information from a variety of sources. It is designed primarily as an information base for use by Ministry of Agriculture and Food staff in district goal identification and program planning.

The authors acknowledge with gratitude the assistance and co-operation received from individuals and organizations both public and private during the preparation of this report.

This report is one of a series covering the eighteen District Agriculturists' Office Areas of British Columbia.

Abbotsford
Chilliwack
Cloverdale
Courtenay
Cranbrook
Creston
Dawson Creek
Duncan
Fort St. John
Kamloops
Oliver
Prince George
Quesnel
Salmon Arm
Smithers
Vanderhoof
Vernon
Williams Lake

AGRICULTURAL PROFILE - CLOVERDALE DISTRICT

PREFACE

BACKGROUND

The British Columbia Ministry of Agriculture and Food has divided the Province into eighteen agricultural districts, each served by a District Agriculturist. Profiles of these districts were first developed in 1980 under the Canada-British Columbia Agriculture and Rural Development Subsidiary Agreement (A.R.D.S.A).

The availability of new data from the 1981 Census of Agriculture resulted in a need for major revision. The present profile is an updated version reflecting the Census information. At the same time, the profiles have been expanded to include information not previously available, and many of the tables have been restructured to show a more detailed breakdown of different variables by farm sales.

CAVEAT

As the agricultural districts were designed to meet the needs of the farming community, and as their boundaries were developed to ensure efficient use of the District Agriculturist's time, the boundaries do not necessarily coincide with those of the Census Divisions or Subdivisions. However, statistical data from the Census of Agriculture is currently only available for Census Divisions and Subdivisions. An attempt was made, both in the original profiles and in these updates, to choose census divisions and subdivisions which most closely represent the agricultural districts. In this profile all references to the Cloverdale District are to the area covered by census divisions 15-Greater Vancouver, 29-Sunshine Coast, 27-Powell River and 31-Squamish Littooet sub B.

STRUCTURE

The profiles have been designed to provide a comprehensive source of statistical information on each agricultural district. They have been divided into three sections: an overview of the district, a description of the farms and farmers of the district, and a description of the farm products of the district.

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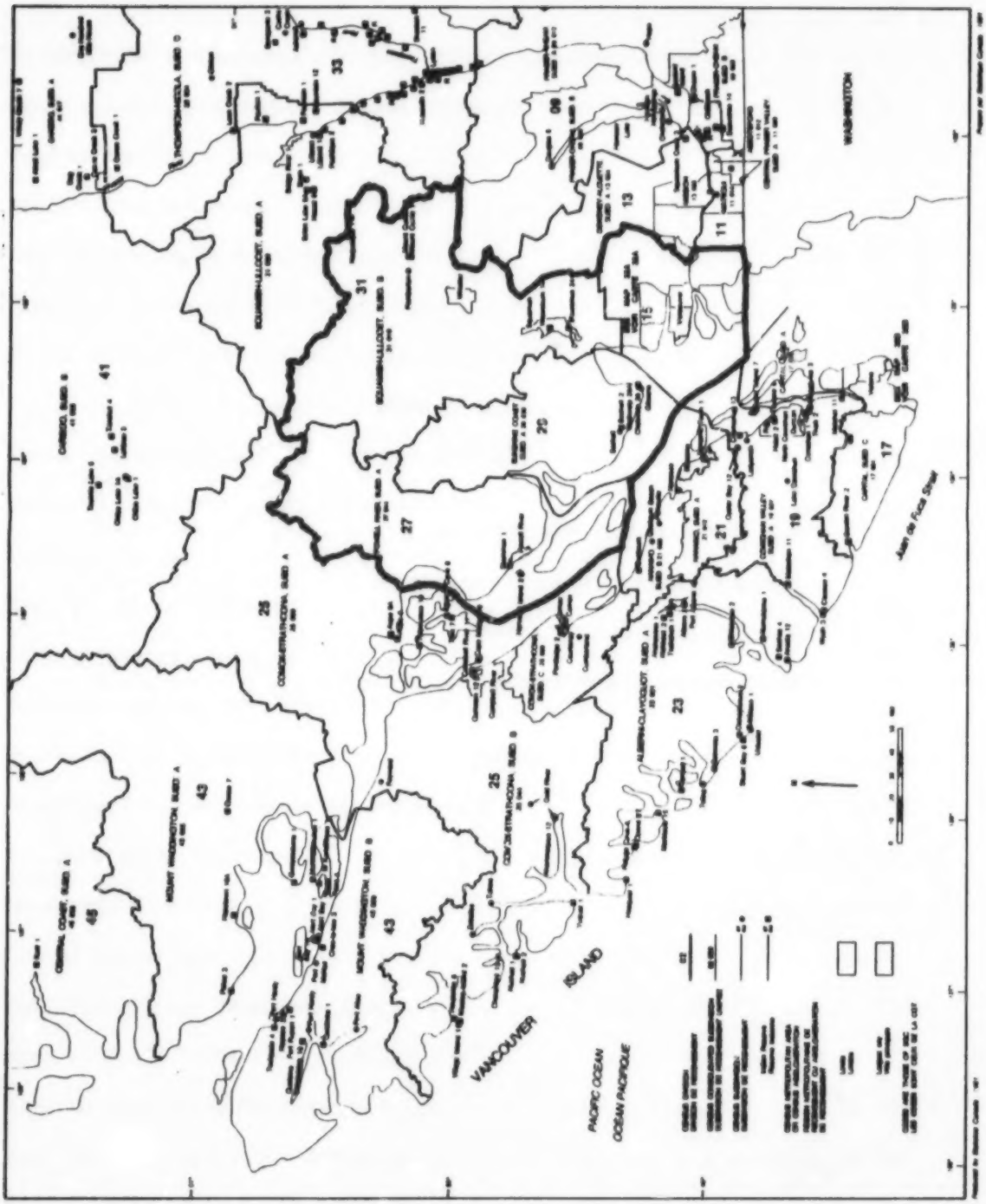
CLOVERDALE AGRICULTURAL DISTRICT



OVERVIEW: CLOVERDALE DISTRICT OFFICE AREA

The Cloverdale Agricultural District covers approximately 3 million hectares in the South Coastal Agricultural Reporting Region. The district has several advantages for agricultural production including fertile soils suitable for intensive production, a moderate coastal climate giving a unique advantage for specific crops (i.e. sugar beet seed), and proximity to processing facilities and a large market. The Pemberton Valley is important for seed potato production, partly due to the advantage of isolation.

Census figures indicate a 1981 population of 1,218,270 an increase of 11 percent over 1976 levels. The urban/rural distribution has shifted slightly over the last few years, the urban segment now represents 96.0 percent of the total population down from 97.3 percent in 1976. Total experienced labour force totals 658,705, with the majority employed in the manufacturing, personal services, trade and utility sectors.

Agricultural activity in the district is varied, and involves both hobby and commercial operations. In 1981, beef production was the primary activity of 24 percent of farms, dairy, poultry, fruits/vegetables and miscellaneous specialty accounted for 5, 10, 20 and 23 percent respectively. Dairying was the primary activity of 35 percent of holdings with sales greater than $50,000 in 1981. Farm cash receipts totalled $90.5 million in 1981, 10 percent of the provincial total. Dairy products, poultry/eggs and small fruit accounted for 18, 16 and 11 percent of receipts respectively.

During the mid-1970's there was an eastward movement of farms within the Fraser Valley, primarily due to the stronger pressures and higher land prices nearer Vancouver. However, this movement is stabilizing as prices and pressures in the eastern sector of the Valley are equalizing with those nearer Vancouver. Also, farm operations moving eastward within the Valley often require larger holdings to maintain production levels, as land productivity generally decreases away from the delta. In 1983, farmland prices within the district were approximately $39,000 per hectare, higher than other areas in the Fraser Valley.

The Cloverdale District accounts for 29,321 hectares in agricultural holdings, approximately 1.4 percent of the provincial total. The Agricultural Land Commission had designated 39,580 hectares as potentially arable. The total number of farms enumerated in 1981 was 1,586. Farms are smaller than the provincial average in Cloverdale where 90 percent of holdings are less than 53 hectares. Average farm size is 18 hectares compared to 109 hectares for the province as a whole. In 1981, 78 percent of farmland was classified as improved compared with 43.4 percent for the province.

TABLE 1

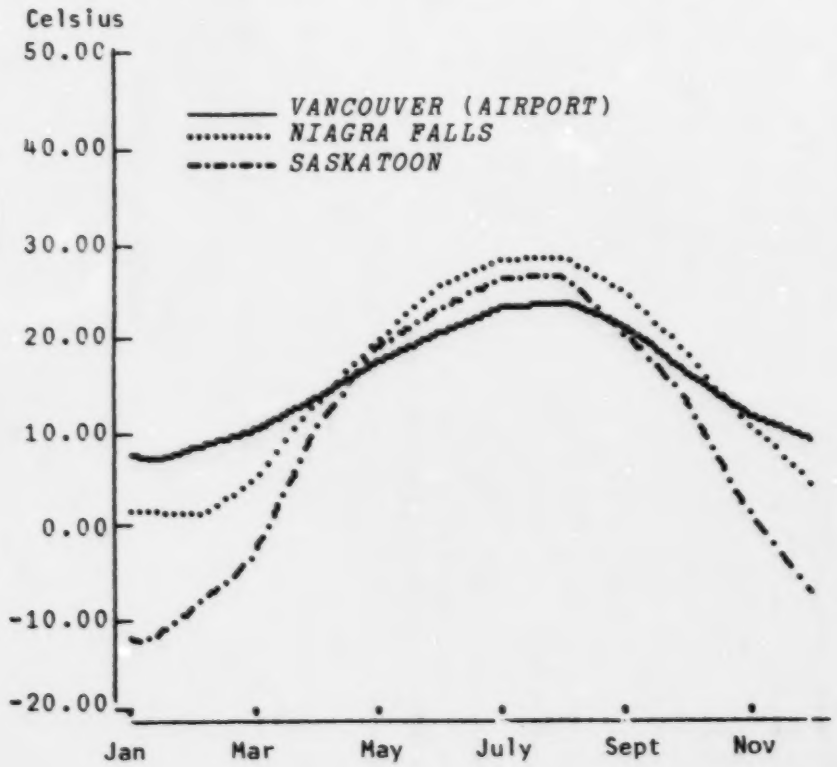
CLIMATIC DATA

CLOVERDALE/NIAGARA FALLS/SASKATOON COMPARED

	VANCOUVER	NIAGARA FALLS	SASKATOON
Growing Degree Days	1,964.2	2,472.7	1,619.9
Frost Free Period	244	172	117
Total Precipitation	1,257.7	942.3	348.8

Source: Canadian Climate Normals 1951-1980
Temperature and Precipitation Normals 1951-1980
Environment Canada

MEAN DAILY MAXIMUM TEMPERATURES COMPARED



SOUTH COASTAL ALR AREAS
DISTRICT RANGE 2
LIMIT OF CAPABILITY LAND INVENTORY
MOUNT WADDINGTON
COAST DISTRICT
RANGE 4
POWELL RIVER
LIMITE DE L'INVENTAIRE DES TERRES DU CANADA
SQUAM
RUPERT
HOWARD
VANCOUVER ISLAND
COMOX-STRATHCONA
COMOX
STRATHCONA
PROVINCIAL PARK
SUNSHINE COAST
DEWDNEY-ALOUETTE
PROVINCIAL
NEW WESTMINSTER
FRASER-CHILLIWACK
YALE
GREATER VANCOUVER
NANAIMO
GEORGIA STRAIT
ALBERNI-CLAYOQUOT
CLAYOQUOT
GOWICHAN VALLEY
CENTRAL FRASER VALLEY
BARCLAY
SENIOR
CAPITAL
MALAHAT
JUAN DE FUCA STRAIT
PACIFIC OCEAN
LEGEND
Agriculture Land Reserve Areas
Isolated Agriculture Land Reserve Pockets
Regional District Boundaries

TABLE 2

CLOVERDALE AGRICULTURAL DISTRICT

AGRICULTURAL LAND RESERVE AREAS IN HECTARES

SUMMARY TABLE: LAND CAPABILITY CLASS BY PRESENT LAND USE

Present Land Use

	1	2	3	4	1-4	5	6	7	Water	Total	%Total
Forages and Grains	130	1,680	2,290	6,030	10,130	760	110	20	0	11,020	38
Horticulture	1,130	2,470	1,480	2,830	7,910	850	0	0	0	8,760	31
Grassland and Pasture	20	230	540	1,580	2,370	420	60	130	0	2,980	9
Forest	0	400	2,620	5,420	8,440	3,730	190	1,120	0	1,348	11
Non-Productive Lands	60	620	680	780	2,140	750	150	210	90	3,340	11
Total	1,340	5,400	7,610	16,640	30,990	6,510	510	330	90	39,580	
% Total	3	14	19	42	78	16	1	1	-		

Source: B.C. Land Inventory Report, Vol. 1, 2
Tallsman Project Inc., 1980.

SOUTH COASTAL LAND CAPABILITY

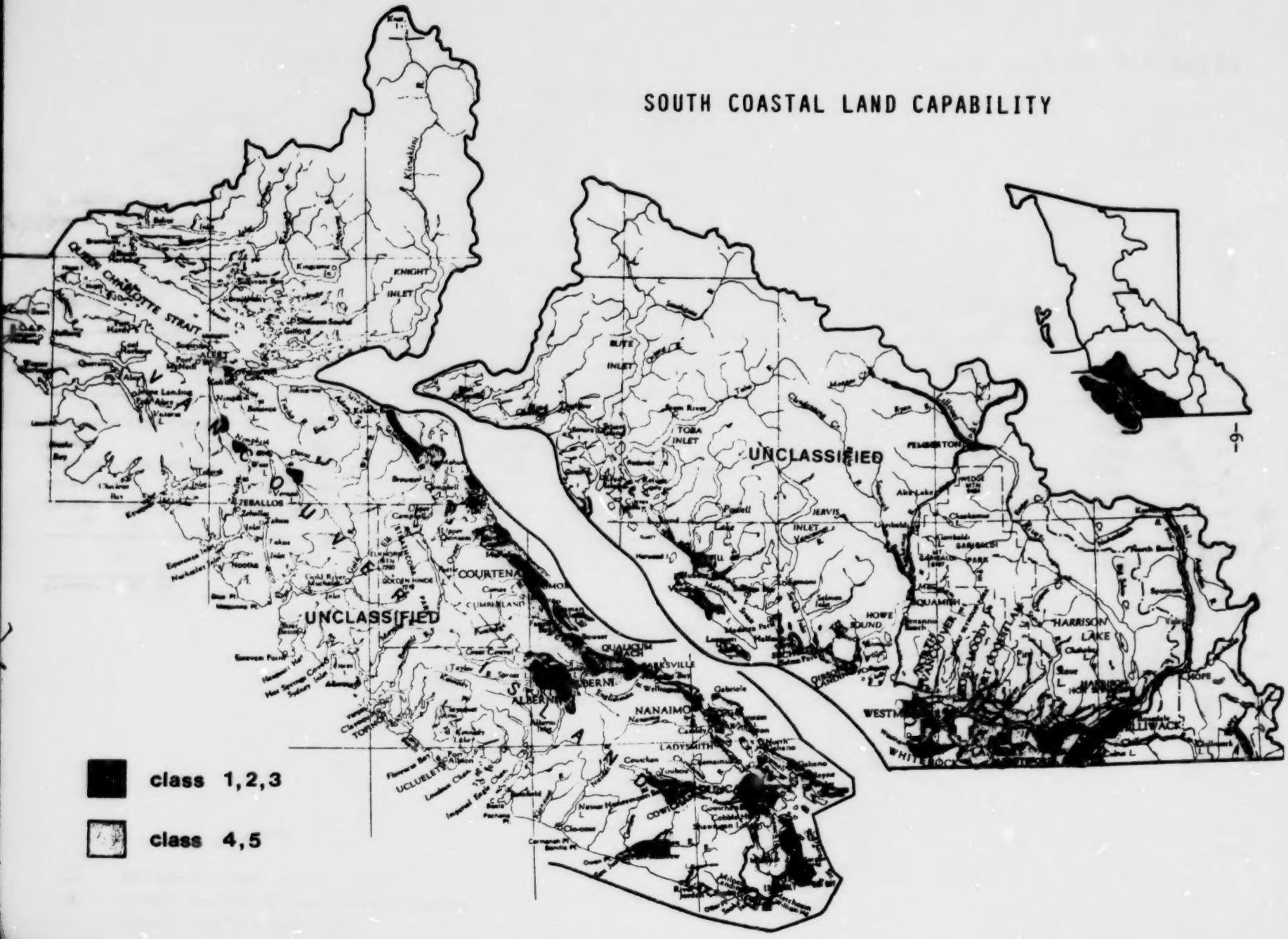


TABLE 3

SOUTH COASTAL AGRICULTURAL REPORTING REGION

AGRICULTURE LAND CAPABILITY

Class	1	2	3	4	5	6	7	Water Surface	Other*	Total
Hectares:										
Unimproved	6,073	61,583	84,984	117,681	257,206	72,854	818,677	1,275,901	7,601,844	10,296,804
Improved**	16,239	88,366	103,724	158,330	160,943	72,811	818,645	1,275,901	7,601,844	10,296,802
Percent:										
Unimproved	0.06	0.60	0.83	1.14	2.50	0.71	7.95	12.39	73.83	100.0
Improved**	0.16	0.86	1.01	1.54	1.56	0.71	7.95	12.39	73.83	100.0

*Other includes unclassified urban areas, national parks and unmapped portions of the district.
**Rating if land unit were irrigated and/or drained.

Source: Agriculture Land Capacity in British Columbia, ARDA Project #89077, 1976.

TABLE 4
LOWER MAINLAND
AGRICULTURE AND GRAZING LEASE DATA IN HECTARES

Lease Type: Grazing

Year	No. of Leases	Area
1983	0	-
1982	3	17.37
1981	0	-
1980	0	-
1980-1983	3	17.37
TOTAL	8	187.3

Lease Type: Extensive Agriculture

1983	0	-
1982	0	-
1981	0	-
1980	1	16.19
1980-1983	1	16.19
TOTAL	7	246.9

Lease Type: Intensive Agriculture

1983	3	16.48
1982	2	17.9
1981	2	17.43
1980	2	3.5
1980-1983	9	55.29
TOTAL	14	158.46

Total lease area in Vancouver Region: 1980-1983: 88.85
Total lease area in Vancouver Region: 592.64

Source: B.C. Crown Land: Range and Cultivated Land Inventory, B.C.M.A. 1984

TABLE 5

USE OF LAND BY FARM SALES CLASS CLOVERDALE, 1981-IN HECTARES

	$250-1599	$1600-2499	$2500-4999	$5000-9999	$10000-49999	$50000 OR MORE	TOTAL
Number of Farms	287	210	239	167	300	383	1,586
Total Area of Farms	1,743	1,146	2,027	2,194	7,190	15,021	29,321
Total Improved Land Area	986	785	1,226	1,380	4,916	13,499	22,792
Total Area Under Crop	403	718	554	639	3,350	10,668	15,931
Number of Farms Reporting	160	108	131	111	239	313	1,062
Area of Improved Pasture	381	321	461	363	1,162	1,590	4,280
Number of Farms Reporting	124	111	133	75	108	100	651
Area in Summer Fallow	14	18	69	22	94	239	456
Number of Farms Reporting	12	9	8	6	19	24	78
Other Improved Land Area	187	128	141	357	310	1,002	2,125
Number of Farms Reporting	188	158	167	115	192	276	1,096
Total Unimproved Land Area	761	364	805	816	2,275	1,522	6,543
Woodland Area	204	114	150	131	393	223	1,215
Number of Farms Reporting	36	32	39	16	39	31	193
Other Unimproved Land Area	557	250	655	685	1,883	1,299	5,328
Number of Farms Reporting	93	69	831	39	81	101	466

Source: 1981 Census of Agriculture
December 1983

TABLE 6

CLOVERDALE AGRICULTURAL DISTRICT:

NUMBER OF FARMS BY FARM SALES CLASS

SALES	$-2499	$2500-4999	$5000-9999	$10,000+
1971	1,004	138	126	515
1976	637	144	94	507
1981	497	239	167	683

Source: 1981 Census of Agriculture.

TABLE 7

CLOVERDALE AGRICULTURAL DISTRICT

FARMS CLASSIFIED BY PRODUCT TYPE AND SALES -1981 CENSUS

	$250-1599	$1600-2499	$2500-4999	$5000-9999	$10000-49999	$50000 OR MORE	TOTAL
Dairy	4	-	2	6	10	64	86
Cattle	65	93	90	48	68	19	383
Hogs	3	3	3	4	3	7	23
Poultry	47	20	24	12	14	40	157
Wheat	-	-	1	-	-	-	1
Small Grains	1	-	1	4	6	-	12
Other Field Crops	22	14	9	11	20	40	116
Fruits and Vegetables	50	23	37	46	88	71	315
Miscellaneous Specialty	64	32	43	25	75	132	371
Livestock Combination	10	13	13	7	6	-	49
Field Crop Combinations	-	-	-	1	-	1	2
Other Combinations	21	12	16	3	10	9	71
TOTAL	287	210	239	167	300	383	1,586

SOURCE: Census of Agriculture, 1981

TABLE 8

CLOVERDALE AGRICULTURAL DISTRICT

FARMS CLASSIFIED BY SIZE AND SALES-1981 CENSUS

	$250-1599	$1600-2499	$2500-4999	$5000-9999	$10000-49999	$50000 OR MORE	TOTAL
1-2 Acres	44	7	15	7	18	8	99
3-9 Acres	136	115	106	67	89	98	611
10-69 Acres	95	83	102	79	129	120	608
70-129 Acres	8	3	10	10	29	52	112
130-179 Acres	2	1	3	-	15	35	56
180-239 Acres	2	-	-	-	6	24	32
240-399 Acres	-	1	3	2	7	38	51
400-559 Acres	-	-	-	-	4	4	8
560-759 Acres	-	-	-	1	2	3	6
1120-1599 Acres	-	-	-	1	-	-	1
1600 Acres and Over	-	-	-	-	1	1	2
TOTAL	287	210	239	167	300	383	1,586

SOURCE: Census of Agriculture, 1981

CLOVERDALE AGRICULTURAL RESOURCE BASE

Farm Taxfiler's Income

The district has a relatively high proportion of high income operations. In 1981, 43 percent of farms had sales greater than $10,000 compared to 40 percent for B.C. as a whole. Average gross farm income reported was $30,300 in 1981 compared to $39,959 provincially. Almost all taxfilers in the Cloverdale District reported some off farm income, with 64 percent reporting wages and salaries.

Agricultural Employment

Over 87 percent of reported days off farm work included non agricultural labour, approximately 76 percent of off farm work was reported from holdings with sales less than $10,000. Farm operators hired an average 55 weeks of farm labour, compared with 24 weeks for the province as a whole. In 1981, farms with sales greater than $50,000 provided 86 percent of agricultural employment.

Agricultural Land Development Act

Between 1976 and 1981 the number of agricultural holdings has increased 15 percent in the Cloverdale District. Land clearing under A.L.D.A. totalled 27 hectares during this period. A much greater proportion of funds has gone to irrigation development and drainage, combined these accounted for 77 percent of expenditures from 1976-81. Operators report using 301 tonnes of fertilizer on 610 hectares of agricultural land in 1981.

Farm Capital

The total nominal value of farm capital increased from $365 million in 1976 to $940 million in 1981. The per farm average rose from $270,750 to $592,515 over the same period. The proportion of investment in land and buildings, machinery and livestock has remained relatively constant since 1976. In 1981, total farm capital per hectare was $32,050, eight times the provincial average.

Age of Operators

The age distribution of farmers remained relatively constant over the period 1976-81 with the largest increase in the 55-59 age group. The total number of farmers increased 3 percent during this period and now represents 7.6 percent of the provincial total.

TABLE 9

CLOVERDALE AGRICULTURAL DISTRICT

FARMS CLASSIFIED BY CAPITAL VALUE AND SALES-1981 CENSUS

Capital Value	Sales $250-2499	$2500-9999	$10000-49999	$50000 OR MORE	TOTAL
Less Than $10,000	1	-	-	-	1
$10,000-24,999	7	2	-	-	9
$25,000-49,999	11	5	1	-	17
$50,000-99,999	38	44	2	1	85
$100,000-199,999	122	61	30	11	224
$200,000-499,999	250	215	143	87	695
$500,000 AND OVER	68	79	124	284	555
TOTAL	497	406	300	383	1,586

SOURCE: Census of Agriculture, 1981

TABLE 10

TOTAL FARM CAPITAL BY FARM SALES, 1981: CLOVERDALE DISTRICT

	$250-2499	$2500-9999	$10000-49999	$50000+	TOTAL
NUMBER OF FARMS	497	406	300	383	1,586
TOTAL CAPITAL VALUE	147,680,619	145,434,214	167,710,233	478,903,844	939,728,910
VALUE OF LAND & BUILDINGS	140,492,268	137,388,802	155,665,075	423,421,305	856,967,450
VALUE OF MACHINERY	5,430,352	6,130,206	8,643,359	34,369,028	54,572,945
VALUE OF LIVESTOCK-POULTRY	1,757,999	1,915,206	3,401,799	21,113,511	28,188,515
AVERAGE CAPITAL VALUE	297,144	358,212	559,034	1,250,402	
RATIO OF CAPITAL VALUE TO MIDDLE VALUE OF FARM SALES CLASS	216	57	18	17	

SOURCE: Census of Agriculture, 1981

TABLE II

1983 SALES OF FARMS-SOUTH COASTAL REGION

Area Name	No. Pcls.	Hectares	Sale Price $000s	Value of Improvements	Residual Value	Actual Value	Assessment Sales Ratio	Mkt Value $/Hectare
Saanich	3	53	1,019	$140,500	$878,500	$164,294	0.187	16,517
Capital	1	1.7	115	10,250	104,750	4,536	0.043	64,159
Cowichan Valley	13	96	2,123	514,150	1,608,850	248,800	0.155	16,754
Nanaimo	3	21	379	12,100	366,900	94,400	0.257	17,362
Port Alberni	3	142	676	262,050	413,905	267,127	0.645	2,906
Courtenay	4	17	401	69,350	331,650	55,475	0.167	19,297
Sunshine Coast	-	-	-	-	-	-	-	-
North Shore	-	-	-	-	-	-	-	-
Vancouver	-	-	-	-	-	-	-	-
Burnaby-New West	-	-	-	-	-	-	-	-
Richmond-Delta	17	210	9,107	923,100	8,183,873	902,688	0.110	39,019
Coquitlam	-	-	-	-	-	-	-	-
Dewdney-Alouette	25	181	3,747	860,350	2,886,626	969,974	0.336	15,914
Surrey-White Rock	12	74	2,897	462,300	2,434,408	701,085	0.288	32,895
Lang/Mats/Abbots.	85	696	23,302	2,793,000	20,509,091	4,331,537	0.210	29,458
Chilliwack	29	131	4,018	1,199,150	2,818,576	671,898	0.238	21,550

Source: B.C. Assessment Authority.

TABLE 12

AVERAGE AGE OF FARMERS: CLOVERDALE DISTRICT

	1976	1981	CHANGE
Under 25	19	20	+1
25 - 34	219	199	-20
35 - 44	387	403	+16
45 - 54	443	467	+24
55 - 59	146	205	+59
60- 64	144	111	-33
65 - 69	96	89	-7
70 & Over	94	92	-2
TOTAL	1,548	1,586	+38
TOTAL PERCENT OF B.C.	7.7	7.6	

SOURCE: Census of Agriculture, 1981

TABLE 13
CLOVERDALE DISTRICT
FARM TAXFILER'S INCOME 1980.

# of Farm Taxfilers	Average Gross Farm Income $'000s	Total Gross Farm Income $'000s	# Reporting Farm Net Income	Average Net Farm Income $'000s	Total Net Farm Income $'000s	# Reporting Wages & Salaries	Average Wage & Salary $'000s	# Reporting Off Farm Income	Average Off Farm Income $'000s	Total Off Farm Income $'000s	Average Income All Sources $'000s	Total Income All Sources $'000s
3,985	30.3	120,793.5	3,935	(0.29)	(1,154.8)	2,545	17.7	3,927	28.3	110,939.7	27.6	109,784.8

Source: Revenue Canada.

TABLE 14

OFF-FARM WORK BY FARM OPERATORS BY TYPE OF WORK & FARM SALES, 1981: CLOVERDALE

	$250-1599	$1600-2499	$2500-4999	$5000-9999	$10000-49999	$50000 OR MORE	TOTAL
NUMBER OF FARMS	287	210	239	167	300	383	1,586
DAYS OF OFF-FARM WORK	36,518	32,234	33,690	20,993	27,050	11,541	162,026
FARMS REPORTING	165	139	157	100	126	54	741
AGRICULTURAL OFF-FARM WORK	2,517	1,462	2,072	1,998	4,423	7,037	19,509
FARMS REPORTING	19	12	18	19	24	29	121
NON-AGRICULTURAL OFF-FARM WORK	34,001	30,772	31,618	18,995	22,627	4,504	142,517
FARMS REPORTING	147	131	144	86	104	28	640

SOURCE: Census of Agriculture, 1981

TABLE 15
CLOVERDALE AGRICULTURAL DISTRICT
OFF FARM WORK BY FARM OPERATORS BY NUMBER OF DAYS AND FARM SALES-1981 CENSUS

	$250-1,599	$1,600-2,499	$2,500-4,999	$5,000-9,999	$10,000-49,000	$50,000+	TOTAL
1-6 Days	4	1	-	-	1	-	6
7-12	1	-	2	3	1	4	11
13-24	2	3	3	-	3	1	12
25-48	4	1	4	3	6	2	20
49-72	8	4	7	7	2	6	34
73-96	2	5	5	4	5	1	22
97-126	6	4	6	7	8	4	35
127-156	9	2	7	1	5	1	25
157-228	22	31	41	22	28	7	151
229-365	107	88	82	53	67	28	425
Total	165	139	157	100	126	54	741

Source: 1981 Census of Agriculture.

TABLE 16

HIRED AGRICULTURAL LABOUR BY FARM SALES, 1981: CLOVERDALE

	$250-1599	$1600-2499	$2500-4999	$5000-9999	$10000-49999	$50000 OR MORE	TOTAL
NUMBER OF FARMS	287	210	239	167	300	383	1,586
TOTAL WEEKS OF HIRED LABOUR	299	501	965	1,484	8,843	75,491	87,583
FARMS REPORTING	5	9	7	11	48	218	298
WEEKS OF YEAR-ROUND LABOUR	242	286	872	1,095	4,904	22,556	29,955
FARMS REPORTING	26	28	60	65	145	236	560
WEEKS OF SEASONAL LABOUR	99	23	148	276	1,008	1,527	3,081
FARMS REPORTING	12	4	14	26	70	46	172

SOURCE: Census of Agriculture, 1981

TABLE 17

AGRICULTURE LAND DEVELOPMENT ACT WORK DONE, 1976 - 1981: CLOVERDALE DISTRICT OFFICE AREA

	CLEARED			BROKEN			IRRIGATION	DRAINAGE	OTHER	TOTAL
Fiscal Year	Hectares	Cost/ Hectare $	Cost $'000	Hecatares	Cost/ Hectare $	Cost $'000	Cost $'000	Cost $'000	Cost $'000	$'000
1976	2	618	1	-	-	-	11	7	4	23
1977	-	-	-	-	-	-	12	50	-	62
1978	10	988	10	-	-	-	11	19	2	40
1979	7	1,454	10	4	741	3	13	39	-	67
1979/80	8	1,500	12	-	-	-	6	18	18	54
1980/81	-	-	-	-	-	-	20	3	1	24

SOURCE: British Columbia Ministry of Agriculture and Food, A.L.D.A. Branch Records

TABLE 18

SPRAYING, DUSTING AND IRRIGATION, 1981: CLOVERDALE

Spraying and Dusting (any)	39
Weed Control (Hec.)	164
Farms Reporting	27
For Insect Control (Hec.)	160
Farms Reporting	32
Irrigation - Total Area (Hec.)	109
Farms Reporting	44
Sprinkler System - Total Area (Hec.)	83
Farms Reporting	35

SOURCE: Census of Agriculture, 1981

TABLE 19

FERTILIZER USE, 1981: CLOVERDALE

Total Area (hectares)	610
Tonnes	301
No. Reports of Any Use	81
Total Cropland (Hec.)	40
Tonnes	188
Farms Reporting	48
Total Tame Hay (Hec.)	34
Tonnes	69
Farms Reporting	33
Total Improved Pasture (Hec.)	136
Tonnes	44
Farms Reporting	27

SOURCE: Census of Agriculture, 1981

CLOVERDALE AGRICULTURAL PRODUCTION

Horticulture

Horticulture is the most remunerative sector in Mainland agriculture. District field vegetable receipts were valued at $21.2 million in 1981. Potato and field vegetable receipts accounted for 66 and 31 percent respectively of the provincial total. Small fruit accounted for $9.8 million, 26 percent of the B.C. crop. In 1981, approximately 12 percent of provincial vegetable/small fruit acreage was in the Cloverdale District. Agricultural holdings with sales greater than $50,000 account for 78 percent of vegetable/small fruit area. Tree fruit accounted for $155,000 in 1981 receipts, apple cultivation represents more than 50 percent of tree fruit area in the district.

Field Crops

Crop sales in 1981 were valued at $236,000 made up primarily of oats and barley. Field crop area accounts for 24 percent of agricultural land in the district, forage crops covered 5,860 hectares in 1981. Demand exceeds local production of high protein feed, as a result some operators are becoming self-sufficient in hay. However, the trend among dairy farmers towards smaller areas per cow is resulting in heavier reliance on corn silage as well as higher hay requirements. Cereals are grown almost exclusively as companion or nurse crops with new forage seedlings, and are taken off as green feed or silage. At Pemberton, cereal crops are seeded in a rotation with potatoes and forage crops.

Specialty Crops

Floriculture/nursery receipts totalled $7.5 million in 1981, 14.7 percent B.C. nursery output. Hothouse vegetables were valued at $8.8 million, one third of provincial hothouse production. Over 11 percent of agricultural holdings reported miscellaneous specialty as their primary activity, the majority of which have sales less than $10,000.

Livestock and Related Products

Sales of livestock and products for 1981 were valued at $34.4 million or 38 percent of total farm cash receipts. Dairy products accounted for more than $16 million of this total, 7.5 percent of provincial dairy output. Total cattle herd size increased by 13 percent to 29,668 head over the period 1976-81. In 1981, cattle production was the primary activity of 24 percent of operators, more than 77 percent of these holdings had sales less than $10,000.

Hog production has received considerable interest in the last few years, however it has not expanded as in other districts. Sheep production occurs mostly on a hobby basis, with a limited number of commercial wool and lamb producers.

The 1981 census recorded 1.1 million chickens, down from 1.3 million in 1976. Over 65 percent of poultry operations have sales less than $10,000.

TABLE 20

ESTIMATE OF FARM CASH RECEIPTS, 1981

CLOVERDALE AGRICULTURAL DISTRICT

COMMODITY	FARM CASH RECEIPTS $'000	PERCENTAGE	PERCENTAGE OF B.C. OUTPUT
Wheat	47.63	0.05	0.54
Oats	83.67	0.09	2.88
Barley	99.64	0.11	1.21
CWB Payments	0.00	0.00	0.00
Canola	4.92	0.01	0.24
Potatoes	12,150.00	13.43	66.21
Small Fruits	9,760.89	10.79	25.59
Field Vegetables	9,002.83	9.95	30.86
Floriculture/Nursery	7,509.81	8.30	14.67
Forest Prod.	13.92	0.02	0.60
Cattle & Calves	1,608.44	1.78	1.31
Income Ins.	233.93	0.26	
Hogs	1,932.54	2.14	3.72
Income Ins.	3.50	0.00	
Sheep	130.46	0.14	4.95
Income Ins.	7.67	0.01	
Poultry & Eggs	14,477.60	16.01	10.74
Income Ins.	5.37	0.01	
Dairy Products	16,227.50	17.94	7.48
C.D.C. Subsidy	647.90	0.72	
Honey	210.64	0.23	4.13
Tree Fruit	154.79	0.17	0.29
Income Ins.	66.14	0.07	
Hothouse	8,757.89	9.68	30.23
Income Ins.	307.41	0.34	
Other	7,010.11	7.75	10.25
TOTAL	90,455.20		

SOURCE: Ministry of Agriculture and Food, 1983.

TABLE 21

AREA IN FIELD CROPS BY FARM SALES, 1981: CLOVERDALE-IN HECTARES

	$250-1599	$1600-2499	$2500-4999	$5000-9999	$10000-49999	$50000 OR MORE	TOTAL
Number of Farms	287	210	239	167	300	383	1,586
Flaxseed	-	-	-	-	-	-	-
Farms Reporting	-	-	-	-	-	-	-
Canola	-	-	-	-	-	150	150
Farms Reporting	-	-	-	-	-	1	1
Tame Hay - Total	274	249	341	312	1,905	2,707	5,787
Farms Reporting	78	64	73	43	87	110	455
Alfalfa and Mixtures	11	0.04	47	4.1	49	36	149
Farms Reporting	4	1	7	1	6	6	25
Other Tame Hay	263	247	294	308	1,856	2,670	5,639
Farms Reporting	75	63	69	42	85	107	441
Oats for Fodder	8.1	0.12	0.04	8.1	69	180	267
Farms Reporting	3	2	1	2	14	18	40
Other Fodder Crops	11	15	0.2	13	29	510	580
Farms Reporting	5	4	1	4	3	13	30

Source: 1981 Census of Agriculture.

TABLE 22
CLOVERDALE AGRICULTURAL DISTRICT
AREA OF VEGETABLES ON FARMS, IN HECTARES- 1981 CENSUS OF AGRICULTURE

	$250-1,599	$1,600-2,499	$2,500-4,999	$5,000-9,999	$10,000-49,999	$50,000+	TOTAL
Number of Farms	287	210	239	167	300	383	1,586
Vegetables	28	8.7	17	57	347	1,970	2,428
Farms Reporting	31	12	15	21	58	112	249
Asparagus	0.45	0.04	-	0.04	-	0.41	0.93
Farms Reporting	3	1	-	1	-	1	6
Beans	0.73	0.16	0.12	2.2	81	193	269
Farms Reporting	5	4	2	5	16	22	54
Beets	1	0.28	0.16	1.4	2.7	17	23
Farms Reporting	6	3	4	4	14	33	64
Broccoli	4.4	0.04	0.04	0.12	8.2	46	59
Farms Reporting	5	1	1	2	10	16	35
Cabbage	0.89	0.04	0.12	2.1	10	171	185
Farms Reporting	5	1	2	4	20	44	76
Carrots	1.2	0.89	1.8	0.69	7	101	113
Farms Reporting	8	5	7	4	18	43	85
Cauliflower	2.5	0.2	6.3	1.9	13	78	103
Farms Reporting	3	1	3	4	18	38	67
Cucumbers	1	0.57	0.45	1.1	3.6	55	61
Farms Reporting	6	5	2	4	11	20	48
Green Peas	0.77	0.08	1.1	18	75	536	630
Farms Reporting	6	2	4	6	15	32	65
Lettuce	6.7	0.28	1.2	0.32	23	204	235
Farms Reporting	6	3	5	3	23	49	89
Onions (Dry)	0.28	0.04	0.04	2.2	7.9	112	122
Farms Reporting	3	1	1	2	7	13	27
Rutabagas	0.81	-	1.3	0.81	9.7	61	73
Farms Reporting	2	-	2	1	10	22	37
Sweet Corn	4.4	2.7	0.45	23	65	204	299
Farms Reporting	14	9	2	10	16	29	80
Tomatoes	0.89	0.41	0.28	0.57	0.2	1.7	4
Farms Reporting	6	5	2	4	5	8	30
Other Vegetables	1.8	3	3.9	2.9	41	192	244
Farms Reporting	7	8	8	5	38	64	130

TABLE 23
CLOVERDALE AGRICULTURAL DISTRICT
AREA IN SMALL FRUITS BY FARM SALES IN HECTARES-1981 CENSUS

	$250-1,599	$1,600-2,499	$2,500-4,999	$5,000-9,999	$10,000-49,999	$50,000+	TOTAL
Number of Farms	287	210	239	167	300	383	1,586
Small Fruits	27	15	37	60	225	1,066	1,428
Farms Reporting	33	19	33	42	64	48	239
Strawberries	5.5	0.69	2.5	10	50	282	350
Farms Reporting	7	2	5	6	7	28	55
Grapes	0.41	0.04	-	0.89	-	-	1.3
Farms Reporting	1	1	-	2	-	-	4
Other Berries	21	14	35	49	175	784	1,077
Farms Reporting	30	17	31	38	60	30	206

Source: 1981 Census of Agriculture.

TABLE 24
CLOVERDALE AGRICULTURAL DISTRICT
AREA IN TREE FRUITS BY FARM SALES IN HECTARES-1981 CENSUS

	250-1,599	$1,600-2,499	$2,500-4,999	$5,000-9,999	$10,000-49,999	$50,000+	TOTAL
Number of Farms	287	210	239	167	300	383	1,586
Tree Fruits	9.3	12	6.6	0.69	0.85	3.9	33
Farms Reporting	9	17	8	2	3	4	43
Apple	5.4	6.6	1.8	0.28	0.32	2.7	17
Farms Reporting	9	17	7	2	3	4	42
No. of Apple Trees	477	811	351	60	51	135	1,885
Pear	1.90	0.89	0.32	0.08	0.32	0.49	4
Farms Reporting	8	11	5	2	3	3	32
Number of Pear Trees	165	70	37	12	17	86	387
Plum and Prune	0.57	1.5	2.1	0.12	0.08	0.2	4.5
Farms Reporting	7	14	6	2	2	1	32
Number of Trees	67	161	97	11	7	34	377
Cherry (Sweet)	0.65	0.97	0.49	0.08	0.04	0.49	2.7
Farms Reporting	6	10	6	2	1	3	28
No. of Cherry Trees	46	65	57	10	5	76	259
Cherry (Sour)	0.16	0.53	0.12	-	-	0.04	0.85
Farms Reporting	3	8	3	-	-	1	15
Number of Trees	4	70	13	-	-	5	92
Peach	0.36	1.1	1.7	0.08	0.04	-	3.3
Farms reporting	2	8	4	1	1	-	16
No. of Peach Trees	26	64	311	6	3	-	410
Apricot	0.28	0.12	0.12	0.04	0.04	-	0.61
Farms reporting	3	3	2	1	1	-	10
No. of Apricot Trees	22	8	2	4	3	-	39

Source: 1981 Census of Agriculture.

TABLE 25
CLOVERDALE AGRICULTURAL DISTRICT
AREA IN SPECIALTY CROPS BY FARM SALES IN HECTARES-1981 CENSUS

	$250-2,499	$2,500-9,999	$10,000-49,999	$50,000+	TOTAL
Number of Farms	497	406	300	383	1,586
Nusery Products	n.a.	n.a.	n.a.	n.a.	n.a.
Farms Reporting	22	24	24	36	106
Greenhouse Sq. Metres	n.a.	n.a.	n.a.	n.a.	n.a.
Farms Reporting	32	24	50	104	210

Source: 1981 Census of Agriculture.

TABLE 26
CLOVERDALE AGRICULTURAL DISTRICT
LIVESTOCK NUMBERS BY FARM SALES-1981 CENSUS

	$250-2,499	$2,500-9,999	$10,000-49,999	$50,000+	TOTAL
Number of Farms	497	406	300	383	1,586
Cattle-Total Number	2,519	2,722	4,801	19,626	29,668
Farms Reporting	248	213	113	145	719
Cows-Total Number	654	804	1,548	6,733	9,739
Farms Reporting	170	150	87	119	526
Dairy Cows-Number	127	197	396	5,954	6,674
Farms Reporting	54	52	31	82	219
Beef Cows-Number	527	607	1,152	779	3,065
Farms Reporting	127	125	67	42	361
Heifers-Total Number	545	567	1,114	3,745	5,971
Farms Reporting	127	130	76	116	449
Steers-Number	474	442	596	5,681	7,193
Farms Reporting	111	106	50	57	324
Bulls-Number	107	81	143	128	459
Farms Reporting	65	57	55	70	247
Calves-Number	739	828	1,400	3,339	6,306
Farms Reporting	180	158	84	118	540
Pigs-Total Number	n.a.	n.a.	n.a.	n.a.	n.a.
Farms Reporting	46	49	19	20	134
Sheep-Total Number	n.a.	n.a.	n.a.	n.a.	n.a.
Farms Reporting	67	45	10	12	134
Horses-Number	725	633	778	643	2,779
Farms Reporting	145	105	61	54	365

Source: 1981 Census of Agriculture.

TABLE 27
CLOVERDALE AGRICULTURAL DISTRICT
POULTRY NUMBERS BY FARM SALES-1981 CENSUS

	250-2,499	$2,500-9,999	$10,000-49,999	$50,000+	TOTAL
Number of Farms	497	406	300	383	1,586
Hens/Chickens Total No.	11,268	12,927	41,769	1,005,495	1,071,459
Farms Reporting	226	164	74	67	531
Turkeys-Number	n.a.	n.a.	n.a.	n.a.	n.a.
Farms Reporting	17	19	6	12	54
Geese-Number	401	394	119	102	1,016
Farms Reporting	45	48	17	7	117
Ducks-Number	1,277	1,111	274	87	2,749
Farms Reporting	72	59	18	10	159

Source: 1981 Census of Agriculture.

APPENDIX

TERMS USED IN THE CENSUS OF AGRICULTURE

Census-farm areas

The area of census-farms reported for each subdivision represents the area of land operated by farmers whose headquarters are in the subdivision.

Crown lands, usually pasture land, which were operated under a lease agreement with federal, provincial or municipal governments, are reported as part of the farming operation of the person to whom the land was leased. However, land which was used under a per head grazing permit or fee is not included.

Large areas of timber land or other non-agricultural land held by the operator, but operated apart from the farm business, are excluded.

Use of Land

All farm land is classified according to use under two major divisions: improved and unimproved land.

Improved Land

1) Crop land - Included in this item is the total area of crop land sown for harvest in the census year. Crop land includes the total area of all field crops, plus the areas of fruits, vegetables, greenhouses, mushroom houses and nursery products. Because some crops are reported in fractions of a hectare, there may be slight differences between the sum of the individual crop areas and the total crop land.

2) Improved pasture - All land which was being used for pasture or grazing and which has had some improvements made to it in recent years is included. Improvements would include cultivation, drainage, irrigation, fertilization, seeding down or spraying.

3) Summer fallow - The enumerator was instructed to include in this item land from which no crop was to be harvested during the census year, but which was to be cultivated or worked during the year for weed control and/or for moisture conservation.

4) Other improved land - This item includes the area of barnyards, home gardens, lanes and roads on farms. It also includes areas of cultivated land that were lying idle, being neither summer-fallowed nor cropped, and areas of new breaking that had not been seeded to a crop.

Unimproved Land

The area of unimproved land consists of the total areas reported for 1) woodland and 2) other unimproved land.

1) Woodland - This includes farm woodlots, land leased for cutting, sugar bush and cut-over land with young growth which has or will have value as timber, fuelwood or Christmas trees. The area of tress planted for wind-breaks was also to be included. It excludes large timber tracts which are run as a separate business from the farm. There is some evidence that changes in the area of this item between censuses may be due to differences in interpretation. This would be particularly true in areas of bushland.

2) Other unimproved land - Areas of native pasture or hay land that had not been cultivated, bush pasture, grazing or waste land, sloughs, marsh and rocky land et cetera, are all included in this item.

TERMS USED IN LAND CAPABILITY RATINGS

Class 1	land is capable of producing the very widest range of vegetables, cereal grains, forages, berry fruits and numerous specialty crops. Soil and climatic conditions are opitimum.
Class 2	land is capable of producing a wide range of regional crops as above with some differences in variety due to minor restrictions of soils and climate.
Class 3	land is capable of producing a fairly wide range of regional crops under good management practices. Soils and/or climate limitations are somewhat restrictive.
Class 4	land is capable of a restricted range of regional crops such as hardy cereal grains, hardy vegetables, and forages. Soil and climate limitations demand special management considerations.
Class 5	land is capable of production of perennial forage crops only. Soil and/or climate restrictions severely limit the land's capability.
Class 6	land is natural rangeland. Soil and/or climate limitations preclude cultivation, but the land may be important in its natural state as grazing land.
Class 7	land has no agricultural capability whatsoever.
UNIMPROVED	These figures are derived from the Canada Land Inventory dry-farm ratings. They do not reflect either present land use or the state of readiness for cultivation, but only the potential capability if used for agriculture.
IMPROVED	These figures are derived from the Canada Land Inventory irrigated ratings. They reflect the capabitity for agriculture if the land unit were irrigated and/or drained. They do not indicate whether the land unit is presently either irrigated or drained.
WATER SURFACES	This category includes all non-seasonal lakes and rivers. It also includes that part of the Strait of Georgia, between Vancouver Island and the Mainland , that falls within latitudes 49 N to 51 N.
OTHER	This category includes all regions of the province that were not mapped due to limited agricultural potential, national parks, and unmapped urban areas.

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